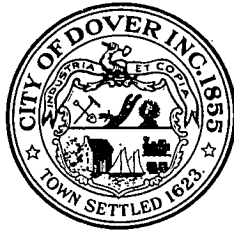


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	November 19, 2004
SUBJECT:	<i>Staff recommendations for agenda items for the November 23, 2004 Planning Board Meeting</i>

ITEM #1: Application for a major subdivision of land for Douglas Dodd, Assessor's Map E, Lot 35, zoned R-40, located on Watson Rd. (P04-54) (10 lots)

The applicant appeared before the Technical Review Committee on November 4, 2004 (see enclosed TRC notes). The Planning Department recommends that the application be accepted, the public hearing be opened to receive public input and the application be tabled so that the Planning Board can schedule a site walk.

ITEM #2: Application for a minor subdivision on land for Melville Hodgdon, Assessor's Map M, Lot 2, zoned R-40, located on Back Road. (P04-56) (1 lot)

The Planning Department recommends approval of the subdivision plat with the following conditions:

1. Provide the Planning Department with a digital version of the plat.
2. The applicant shall provide the Planning Department with a copy of the Department of Environmental Services (DES) Subdivision Permit and add the permit number to the plat.
3. Revise the plat to add a note indicating that the street address for the lot shall be assigned by the Building Inspector at the time of issuance of a building permit.

ITEM #3: Public Hearing to hear comments on the City's proposed Capital Improvements Program - FY06-FY11 (CIP). The CIP can be found on the City's Web Site www.ci.dover.nh.us under City Services, click on Financial Info.

Please bring your copy of the CIP to the public hearing.

ITEM #4: Old Business

- a. Discussion and possible vote on the designation of Back Road as a Scenic Road.

b. Discussion and possible vote on a minor lot line adjustment for Back River Road Realty Trust, located on Back River Road.(P04-33)

The Planning Department recommends approval of the lot line adjustment plat with the following conditions:

1. Add the owner's signatures to the plat.
2. Add the surveyor's signature and stamp to the plat.
3. Provide the Planning Department with a digital version of the plat.

c. Discussion and possible vote on a major subdivision of land for Back River Road Realty Trust, located on Back River Road (P04-34)(20 lots)

The Planning Department recommends approval of the open space subdivision with the following conditions:

1. Add the owner's signature to the plat.
2. Add the surveyor's signature and stamp and the engineer's signature and stamp to the appropriate sheets of the plat.
3. The approval includes the granting of a Conditional Use Permit with the condition that the Homeowner's Association documents and individual deeds contain specific conservation restrictions designed to protect the open space and riparian buffer area.
4. The applicant shall provide a copy of the proposed Homeowners' Association documents and a sample individual deed to the Planning Department for review and approval prior to the signing of the plat.
5. The applicant shall provide the Planning Department with a copy of the DES Site Specific Permit and add the permit number to the plat.
6. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency's Notice of Intent Permit has been filed.
7. In lieu of providing on-site recreation, the applicant agrees to contribute the sum of \$4,000 to the City of Dover for use on an off-site recreation facility, prior to the issuance of the first building permit.
8. The applicant agrees to grant a trail easement to the City to allow public access along the existing trail along the river and to allow the trail to be upgraded if the City finds it necessary to do so in the future.
9. The applicant, in recognition of the potential traffic impacts attributable to this development, agrees to contribute a portion of the funds required to complete a comprehensive corridor traffic study of Back River Road and Durham Road and a portion of the funds required to implement recommended transportation improvements. The applicant's fair share of the study and transportation improvements will be determined by the Planning Department. Funds for the study will be due prior to signing the final plat and funds for transportation improvements will be due prior to the issuance of the first certificate of occupancy.
10. Revise the plat by amending note #7 on sheet S-1 to correct the minimum setbacks to be ten feet.
11. Revise the plat by amending note #19 on sheet S-1 by removing lines 5 and 6.
12. Revise the plat to delete the road names "Couliee Court" and "Copse Road". All units will have a Picnic Rock Road address.
13. Revise the plat to add a detailed landscaping plan for a typical dwelling unit.

d. Discussion and possible vote on a major subdivision of land for Haven Farm at Alden Woods, located off Wildewood Lane. (P04-42)

The applicant has requested a waiver to permit the pavement width to be reduced from 28 feet to 24 feet. The Planning Department supports the waiver request due to the low amount of traffic and the desire to match the existing roads in Alden Woods. The Planning Department recommends approval of the open space subdivision with the following conditions:

1. Add the owner's signature to the plat.
2. Add the surveyor's signature and stamp and the engineer's signature and stamp to the appropriate sheets of the plat.
3. The applicant shall provide the Planning Department with a copy of the DES Wetlands Permit and add the permit number to the plat.
4. The applicant shall provide the Planning Department with a copy of the DES Site Specific Permit and add the permit number to the plat.
5. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency's Notice of Intent Permit has been filed.
6. The approval includes the granting of a waiver to allow the pavement width to be reduced to 24 feet.
7. The approval includes the granting of a Conditional Use Permit with the condition that the deeds for any lot that contains wetlands shall include language that declares that there are wetlands present and that City and State permits are required to alter or disturb such areas.
8. The applicant agrees that the open space lot will be owned by a Homeowners Association and will be placed under a conservation easement to be held by the City of Dover, a land trust, or a combination of both. The easement shall specify who has access to the open space and what types of recreational activities are permitted on the open space lot. The easement shall be submitted to the Planning Department for review and approval prior to execution of the easement and prior to the issuance of the first certificate of occupancy.
9. The applicant shall provide a copy of the proposed homeowners' association documents to the Planning Department for review and approval prior to the signing of the plat.
10. In lieu of providing on-site recreation, the applicant agrees to contribute the sum of \$6,200 to the City of Dover for use in upgrading the existing tot lot in Alden Woods, prior to the issuance of the first building permit.
11. The applicant shall contribute the sum of \$10,878 to the Community Services Vehicle Fund prior to the issuance of the first building permit.
12. The applicant shall contribute the sum of \$6,745 to the City for their fair share of off-site transportation improvements to the Sixth Street/Venture Drive intersection and the Sixth Street/Indian Brook Drive intersection, prior to the issuance of the first building permit.
13. The applicant agrees to continue to work with the City and the Merkley's to reach an agreement for a utility easement over the abutting Merkley property. If an agreement is not reached before construction begins, the sewer will be located as shown on the plans.
14. Revise the plat to change the cul-de-sac design at Wildewood Lane to the modified design approved by Community Services, including appropriate drainage improvements.
15. Revise note #14 on sheet S-4 to specify that the 50-foot boundary buffer shall be maintained in its natural state as open space and that vegetation removal shall be limited to dead or diseased vegetation. This stipulation shall also be included in the Homeowners Association documents.
16. Any other conditions recommended by the City Engineer.